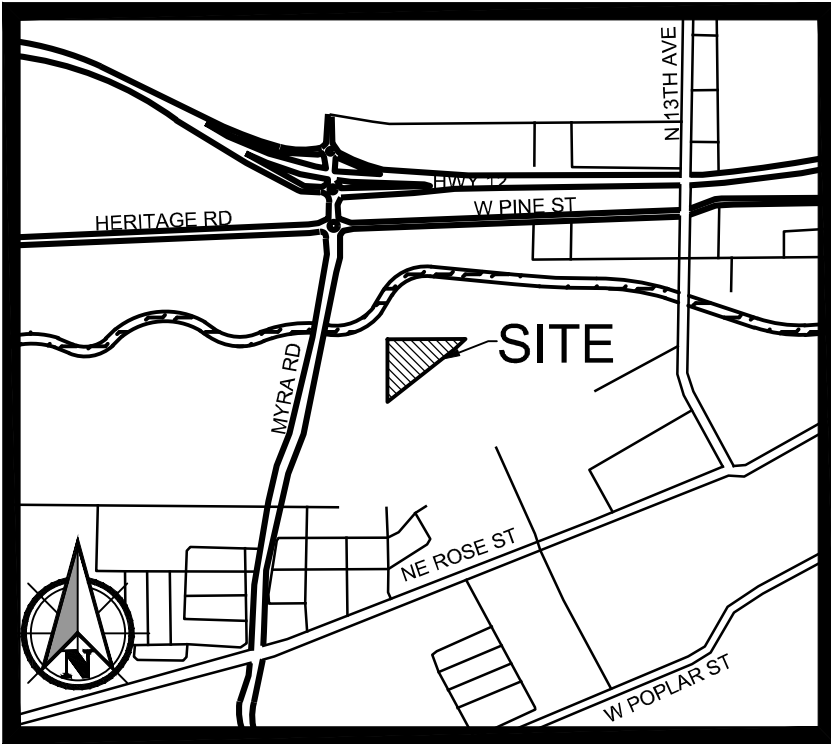
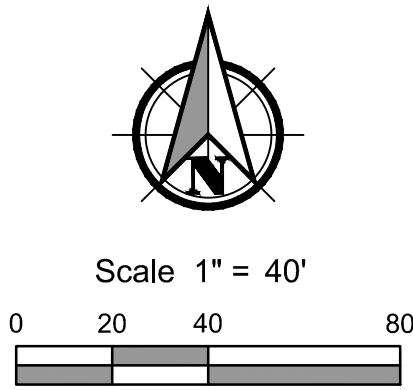


MYRA ROAD MINI-STORAGE FACILITY

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 36 EAST, W.M.



VICINITY MAP
NOT TO SCALE



OWNER/DEVELOPER/APPLICANT:
HYPERION LLC
ATTN: CINDY MOON & TREVOR MOON
PO BOX 49
MILTON-FREEWATER, OR 97862
(509) 200-1606

ENGINEER:
PBS ENGINEERING AND ENVIRONMENTAL, INC.
MICHAEL MELDER, P.E.
5 NORTH COLVILLE, SUITE 200
WALLA WALLA, WA 99362
(509) 956-3026

SURVEYOR:
PBS ENGINEERING AND ENVIRONMENTAL, INC.
GREG E. FLOWERS, PLS
5 NORTH COLVILLE, SUITE 200
WALLA WALLA, WA 99362
(509) 956-3026

SITE AREAS:
BUILDING PHASE 1: 37,000 S.F.
BUILDING PHASE 2: 15,200 S.F.
PAVEMENT AREA: 2.06 A.C.
OFFICE SPACE: 900 S.F.

LEGAL DESCRIPTION NOTE:
ADJUSTED PARCEL 1 (4.11 ACRES) OF PROPERTY DESCRIBED BELOW IS BEING DEVELOPED FOR THIS SITE PLAN.

ADJUSTED PARCEL 1 LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 IN TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WALLA WALLA, COUNTY OF WALLA WALLA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, N01°56'42"W A DISTANCE OF 117.33 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE, CONTINUING ALONG SAID WEST LINE, N01°56'42"W A DISTANCE OF 475.86 FEET TO THE NORTHWEST CORNER OF ADJUSTED PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NUMBER 2016-04983 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON; THENCE, ALONG THE NORTH LINE OF SAID ADJUSTED PARCEL 2, N88°04'11"E A DISTANCE OF 697.54 FEET; THENCE, LEAVING SAID NORTH LINE, S51°04'51"W A DISTANCE OF 556.63 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 290.36 FEET, WITH A RADIUS OF 1060.00 FEET, WITH A CHORD BEARING OF S58°55'38"W, WITH A CHORD LENGTH OF 289.45 FEET, WITH A DELTA ANGLE OF 15°41'40", TO THE POINT OF BEGINNING, HAVING AN AREA OF 178,882 SQUARE FEET, 4.11 ACRES, MORE OR LESS.

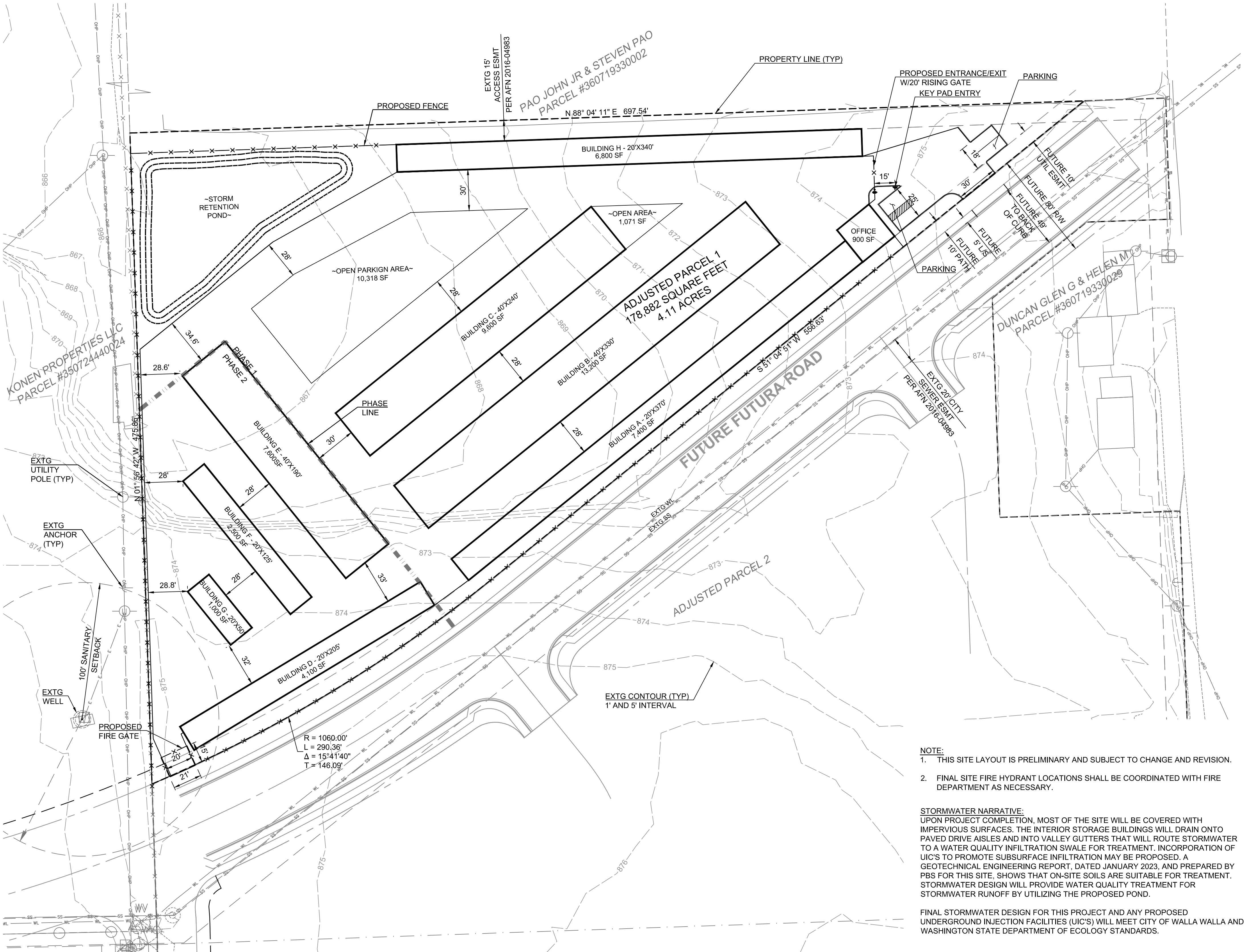
LEGEND

	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING OVERHEAD POWER LINE
	EXISTING ELECTRICAL LINE
	EXISTING FENCE LINE
	EXISTING RIGHT OF WAY
	EXISTING LOT LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB & GUTTER
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED FENCE LINE
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING FOOTPRINT
	FUTURE RIGHT OF WAY
	FUTURE CENTERLINE

- NOTE:
- THIS SITE LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE AND REVISION.
 - FINAL SITE FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH FIRE DEPARTMENT AS NECESSARY.

STORMWATER NARRATIVE:
UPON PROJECT COMPLETION, MOST OF THE SITE WILL BE COVERED WITH IMPERVIOUS SURFACES. THE INTERIOR STORAGE BUILDINGS WILL DRAIN ONTO PAVED DRIVE AISLES AND INTO VALLEY GUTTERS THAT WILL ROUTE STORMWATER TO A WATER QUALITY INFILTRATION SWALE FOR TREATMENT. INCORPORATION OF UIC'S TO PROMOTE SUBSURFACE INFILTRATION MAY BE PROPOSED. A GEOTECHNICAL ENGINEERING REPORT, DATED JANUARY 2023, AND PREPARED BY PBS FOR THIS SITE, SHOWS THAT ON-SITE SOILS ARE SUITABLE FOR TREATMENT. STORMWATER DESIGN WILL PROVIDE WATER QUALITY TREATMENT FOR STORMWATER RUNOFF BY UTILIZING THE PROPOSED POND.

FINAL STORMWATER DESIGN FOR THIS PROJECT AND ANY PROPOSED UNDERGROUND INJECTION FACILITIES (UIC'S) WILL MEET CITY OF WALLA WALLA AND WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS.



File name: L:\Projects\67000\67000-67000\Civil\CAD\Working\Exhibits\2022-09-21_PrelimSiteLayout\67000-67000_PrelimSitePlan.dwg Layout Tab: 1 User: Stephanie Garcia CAD Plot Date/Time: 1/26/2023 2:49:09 PM

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

PRELIMINARY SITE PLAN FOR:

MYRA ROAD MINI-STORAGE FACILITY
A SITE LOCATED IN THE CITY OF WALLA WALLA, WA



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com



DESIGNED: DCC/SG
CHECKED: SG
JAN 2023 67926.000
SHEET ID

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION